

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The engineer is directed to satisfy those minimum standards for review for the Notice of Intent (FAC 62-621.300(4)(b) reviews per FDEP criteria. This review is required for sites of 1 acre or larger which have the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the administrative code for protection.
3. Please indicate elevations along the perimeter of this project and 25 to 50 feet outside the limits of the project, both within City rights of way and on private property for staffs evaluation of off site surface water impacts associated with the development.
4. Sheet TS-6 shows proposed street and utility easements. These easements are of a more narrow width than that right of way which would be permitted by the City's Subdivision Regulations (Section 47-24.5, City Code). These easements are subject to the authorization of the Property & Right of Way Committee, Planning & Zoning Board, and City Commission. Unless staff supports their use in lieu of right of way for other compelling reasons the developer must dedicate rights of way as required by the referenced Section. These reasons are to be evaluated by the Planning and

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Page 2
DRC Case No. 2-ZPUD-02
October 22, 2002

Engineering staff prior to our recommending approval to the Planning & Zoning Board or City Commission.

5. The engineer (on Sheet C-2) shall provide existing and proposed grades for the site, sufficient number of cross sectional views for perimeter and interior areas as well as along public street frontages to sufficiently demonstrate proper storm water runoff routing and management.
6. Please develop further Sheet C-2 which indicates the general development layout in larger scale how the varying width of right of way section will be designed as indicated in the typical section. Provide a grid or typical grading section along the street for roadway width, curb elevations, existing grades, and the proposed 5 foot wide sidewalk on either side of the internal and boundary streets (S.W. 15th Avenue & S.W. 20th Street). Labels for proposed catch basins, including rim and invert elevations, etc. shall be indicated on subsequent sheets with reference to a key sheet for clarity. A larger scale is recommended (with match lines) to clearly show the design features of the proposed site.
7. The City is currently in the process of sewerage the remaining unsewered portions of the City. The sewer system designed preliminarily on Sheet C-3 shall be further considered with this in mind. A lift station with flow from outer extent toward the internal region of this site may not compliment that plan for sewerage this septic area. This site shall be developed with consideration for the City's plan so residents are not burdened with redirecting sewer later along with all the reconstruction costs of relaying sewer pipe and street resurfacing associated with it.
8. The engineer is advised to meet with our appropriate City and consultant program management team to determine the most appropriate location for the station, or whether it is advisable to not construct one should the project plan be on line for utilization prior to the completion of this project.
9. Should the City's program not coordinate sufficiently with that of the developer a sanitary sewer service agreement and design shall be evaluated and approved by City Commission for temporary service until such time as the City can adequately serve the site.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Page 3
DRC Case No. 2—ZPUD-02
October 22, 2002

10. Please provide a signing and marking plan for internal cross movements, accesses, etc.
11. Please show the dimension for inbound and outbound stacking distance between the proposed gatehouse and the south property line of S.W. 20th Street. Twenty-two (22) feet is required from the property line inward for stacking.
12. Please add standard City of Fort Lauderdale Water and Sewer detail sheet(s). These standards are available from the Engineering section of the City's webpage.
13. A letter shall be prepared for demonstrating the solid waste management for this site. It is not apparent that sufficient turning radii or access is available for City's haulers. The applicant shall indicate how solid waste will be managed (private or public), days of service (for each type of pick up) coinciding with those of the City, and other specific features such as bulk service, etc. as provided by the City of Fort Lauderdale. Contact Greg Slagle for required components of the letter and any restrictive covenants required in homeowner's documents, if applicable.

DRC
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

1. Unless the roads in this project are city streets the requirements of 3-5 of the FFPC apply for fire lanes.
2. Hydrants required as per ISO regulations. 500 ft max spacing for residential streets.
3. Flow test required.

DRC
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REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

1. All Tree Preservation Ordinance requirements apply regarding this development. Effort shall be made to preserve "large, existing desirable trees". Site plan modification may be required to save such trees. Trees or palms which would be considered good candidates for relocation should be relocated. For those trees removed, all requirements for "equivalent replacement" apply. Note that the replacement for "speciman" trees is by equivalent value cash payment to the Tree Canopy Trust Fund. This is based on the cross sectional trunk diameter of the tree; for Live Oaks this would be \$25.00 per square inch.
2. Of course, the permit plans for the single family homes must contain all information required by the Landscape Code.
3. Any utilities that would affect proposed planting (such as overhead powerlines) should be shown on the Landscape Plan. As an additional comment, overhead lines should be placed underground for this development.

DRC

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REPORT

Division: Planning

Member: Don Morris
954-828-5264

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Project Description:

The petitioners propose to construct 67 detached single-family homes on a 15.4363 acre parcel in the proposed Planned Unit Development (PUD) district. The proposal is to rezone from RS-8 district and RD-15 district to PUD district, which requires a Level IV Site Plan Review (P&Z and City Commission).

Comments:

1. It is strongly recommended that these plan be presented to the River Oaks Neighborhood Association.
2. Provide a detailed text narrative that addresses the following proposed PUD Ordinance sections:
 - a. Conditions for PUD Rezoning
 - b. Application Requirements
 - c. Performance Standards
 - d. Criteria
3. Include in the text narrative an explanation of how the gated community concept integrates into the existing neighborhood.
4. Provide a table describing the proposed building setbacks. This table is to be indicated on the site plan as a part of the site data information area.
5. Discuss traffic requirements with engineering representative.
6. Improvements in the right-of-way shall adhere to engineering standards.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Page 2

DRC Case No. 2-ZPUD-02

October 22, 2002

7. Efforts should be made to save or relocate as many desirable trees as possible as stipulated in Section 47-21.12 (A) (3). Discuss requirements with landscape representative.
8. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
9. Show sidewalk on the site plan and the landscape plan.
10. Show fence locations on the site plan and landscape plan
11. Label lift station on all drawings.
12. Show adjacent structures and uses on the site plan.
13. Additional comments may be forthcoming.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Police

Member: Det. Gary J. Gorman
954-828-6421

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

1. Will Development have onsite security?
2. Will gatehouse be manned?
3. If gatehouse is manned, will residents have direct access to guard?
4. Will there be roving security/guard?
5. If gatehouse is not manned, it is recommended that card access be used to activate gate system upon entry/exit.
6. Will there be CCTV at gatehouse to provide video record of vehicular traffic?
7. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
8. Is window/door glass impact resistant?
9. Will each residence have its own security system which will provide for perimeter protection, glass breakage, fire, and panic conditions?
10. Landscaping should not conceal door/window access.

Please submit comments in writing prior to DRC sign off.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: La Preserve LLC & Hibiscus LLC/
La Preserve

Case #: 2-ZPUD-02

Date: 10/22/02

Comments:

1. Provide a narrative explaining the proposed PUD Ordinance.
2. Provide a site data table with lot area for each lot and dimension lots on site plan.
3. Indicate zoning districts on site plan acreage calculations per zoning district with maximum density per zoning district.
4. Provide setback dimensions guard house and freestanding shade structures.
5. Indicate fence location and setback dimensions on site plan.
6. Additional comments may be forthcoming at DRC meeting.